

ORDINANCE NO. ____ OF 2021

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE NORTHEAST CORNER OF DAVID RAINES RD. AND WILLIS ST., SHREVEPORT, CADDO PARISH, LA., **FROM R-1-5, SINGLE-FAMILY RESIDENTIAL DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT**, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BY:

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of property located on the northeast corner of David Raines Rd. and Willis St., Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-1-5, Single-Family Residential District to C-1, Neighborhood Commercial District**

LOT 5 MARY JOE PLACE SUBN., LESS R/W, AND LOT 6 MARY JOE PLACE SUBDIVISION, SECTION 17, T18N, R14W, CADDO PARISH LOUISIANA.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-185-C
A & E THRIFT

CC3825

NOTICE TO THE PUBLIC

Control #21173

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, December 1, 2021, at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA**, for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 21-185-C ZONING REQUEST: 2103 DAVID RAINES RD. Application by A & E THRIFT for approval to rezone property located on the northeast corner of David Raines Rd. and Willis St., from R-1-5, Single-Family Residential District to C-1, Neighborhood Commercial District, being more particularly described as LOT 5 MARY JOE PLACE SUBN., LESS R/W, AND LOT 6 MARY JOE PLACE SUBDIVISION, SECTION 17, T18N, R14W, CADDO PARISH LOUISIANA.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times

draft

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING DECEMBER 1, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, December 1, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on November 30 for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Chris Elbertson, Secretary
Laura Neubert
Rudy Morton
Gabriel Balderas
Rachel Jackson
Bill Robertson
Harold Sater

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Manager
Jasmin Samuels, Executive Assistant
Manushka Desgagne, City Attorney's Office
Henry Bernstein, Parish Attorney's Office

Members Absent

None

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MS. NEUBERT**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MS. NEUBERT, seconded by MR. JOSEPH, to approve the minutes of the November 3, 2021 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Ms. JACKSON & NEUBERT Nays: NONE. Absent: NONE

PUBLIC HEARING

CASE NO. 21-185-C ZONING REQUEST

Applicant: A & E Thrift
Owner: A & E Thrift
Location: 2103 DAVID RAINES RD (NE corner of David Raines Rd. and Willis St.)
Existing Zoning: R-1-5
Request: R-1-5 to C-1
Proposed Use: Retail Goods Establishment

Representative &/or support:

Dedremus Norris 2103 David Raines Road, Shreveport, LA 71107

Mr. Norris stated he was trying to put a thrift store up, selling liquidation products from offline and everything else from Amazon Prime liquidation palettes. He stated you name it; he will have it.

draft

Ms. Neubert asked if Mr. Norris anticipated that one of the products that he will be offering would be school clothes for children in the area.

Mr. Norris replied yes.

Ms. Jackson inquired about some examples of some of the things Mr. Norris will be selling.

Mr. Norris stated the products will be from the liquidation palettes, there are stack of microwaves from any kind of household good, non-breakable wears, housing decorations and pretty much a little bit of everything.

Mr. Morton inquired about the current size of the building and if Mr. Norris planned to do any kind of remodeling, expansion.

Mr. Norris stated he planned 40x60 or 30x50 size building.

Mr. Morton asked if he had plans to demolish the current building and rebuild.

Mr. Norris stated he already has. He shared it will be fully insulated with AC and restrooms.

Mr. Clarke shared as discussed previously, staff could not recommend to the Board to approve this spot zoning, C-1, in the middle of the R-1-5 in the area on David Raines, but the staff did suggest that it is a possibility that a SPUD could be proposed by the applicant. He explained it would retain the base zoning, R-1-5, but allow him to only do the thrift shop that he is proposing to do. He stated that would require that this case to be deferred and continued today. Mr. Clarke shared the staff would have to sit down with the applicant to determine some amenities that would be required in order to transform this site from residential to commercial site. He shared that the staff revisited records of the neighborhood participation planned meeting and initially he was under the impression that four people attended the meeting, when in fact 40 people attended and 40 citizens have shown an interest that done properly that this use could be beneficial to the area.

Mr. Andrews inquired about Mr. Norris having any problems with deferring and continuing to give him an opportunity to sit with staff.

Mr. Norris replied no sir.

Opposition:

There was no opposition present.

A motion was made by MS. NEUBERT, seconded by MR. ROBERTSON To recommend this application for approval.

The motion was adopted by the following 7-2 vote: Ayes: Messrs. BALDERAS, ELBERSON, MORTON, ROBERTSON, & SATER and Mses. JACKSON & NEUBERT Nays: Messrs. ANDREWS & JOSEPH. Absent: NONE

STAFF REPORT – CITY OF SHREVEPORT

DECEMBER 1, 2021

AGENDA ITEM NUMBER: 10
MPC Staff Member: Ben Mohler
City Council District: A/Tabatha Taylor
Parish Commission District: 2/Johnson

CASE NUMBER 21-185-C: ZONING REQUEST

APPLICANT: A & E THRIFT
OWNER: A & E Thrift
LOCATION: 2103 David Raines Road (NE corner of David Raines Rd. and Willis St.)
EXISTING ZONING: R-1-5
REQUEST: R-1-5 to C-1
PROPOSED USE: Retail Goods Establishment

DESCRIPTION: The applicant is requesting approval to rezone approximately 0.32-acres from R-1-5 (Single-Family Residential) to C-1 (Neighborhood Commercial) to allow a thrift store, defined as a retail goods establishment within the Unified Development Code, to be allowed within the property. The property is surrounded to the north, west and south across Willis St. by existing R-1-5, while to the west across David Raines Rd. is property zoned IC (Institutional Campus).

There are no relevant cases associated with the subject property, there are several relevant cases associated with nearby properties; C-116-81 granted rezoning approval from R-A (Residential Agricultural) to B-3 (General Commercial) for a residence and garage. C-109-84 granted rezoning approval from R-A to I-2 for a warehouse, C-7-01 granted approval from R-1H (Single-Family Residential) to B-3 for a church, and C-70-13 granted Planned Business Group approval in a B-2 for retail sales of tires.

Nearby neighborhoods include: Lakeview, Martin Luther King, North Highland, West Cooper Road

REMARKS: A rezoning of the property from R-1-5 to C-1 is requested for the purpose of allowing a retail goods establishment by right. The site in question has been sitting vacant as a residential property for several years.

As stated in Article 4.3 of the Unified Development Code (UDC), C-1 is defined as "The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in character of the surrounding residential neighborhood. Residential dwelling units are allowed above the ground floor." The permitted by right uses in R-MHS zoning district include Agriculture, Amusement Facility – Indoor, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Bus Transfer Station, Community Center, Community Garden, Cultural Facility, Day Care Center, Dwelling – Above the Ground Floor, Educational Facility - Primary or Secondary, Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer

STAFF REPORT – CITY OF SHREVEPORT

Vendor, Government Office, Lodge/Meeting Hall, Medical/Dental Office, Office, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Restaurant, Retail Goods Establishment, Soup Kitchen, Soup Kitchen - Accessory, Specialty Food Service, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications, Farmers' Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise, and Temporary Seasonal Sales.

Regarding the Master Plan vision, the Future Land Use Map of the 2030 Great Expectations Master Plan shows the site in question sitting at a corner with "Residential Medium" being projected along Willis Street, and "Institutional" going north-to-south along David Raines Road. A rezoning to commercial would not be keeping in line with the Master Plan vision and would be converting existing residential property into commercial. While this is not unprecedented for the surrounding area, the existing commercial found to the south of the subject property concentrates along Dr Martin Luther King Drive, creating a commercial corridor away from the proposed subject property.

While the area to the south of the subject property along Dr. Martin Luther King Jr Drive has built itself up in recent years a commercial corridor, the subject property would be pushing the commercial further into the predominately residential area that is currently existing. While the argument can be made that the applicant would be converting a currently vacant property into a commercial business, the threat to the existing residents of their almost entirely residential neighborhoods is too large of a potentially negative impact for the rezoning to be considered good land use practice.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on November 9th at 4 PM. There was a total of 4 participants, and the applicant has stated many of the questions involved what kind of development would be going in should the rezoning be approved as well as what he planned on doing with the existing structure on site. The applicant has stated no one seemed opposed to the project, and the office of the MPC has received no calls regarding this project at this time.

A site visit was conducted by MPC staff to in order to assess current site conditions as well as the surrounding area. The site in question was found to be undeveloped, retaining many of the characteristics seen in similar undeveloped property in the area.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that denial of the rezoning request from R-1-5 (Single-Family Residential) to C-1 (Neighborhood Commercial) is warranted, due to the potential negative impact commercial zoning would have on the surrounding residential area.

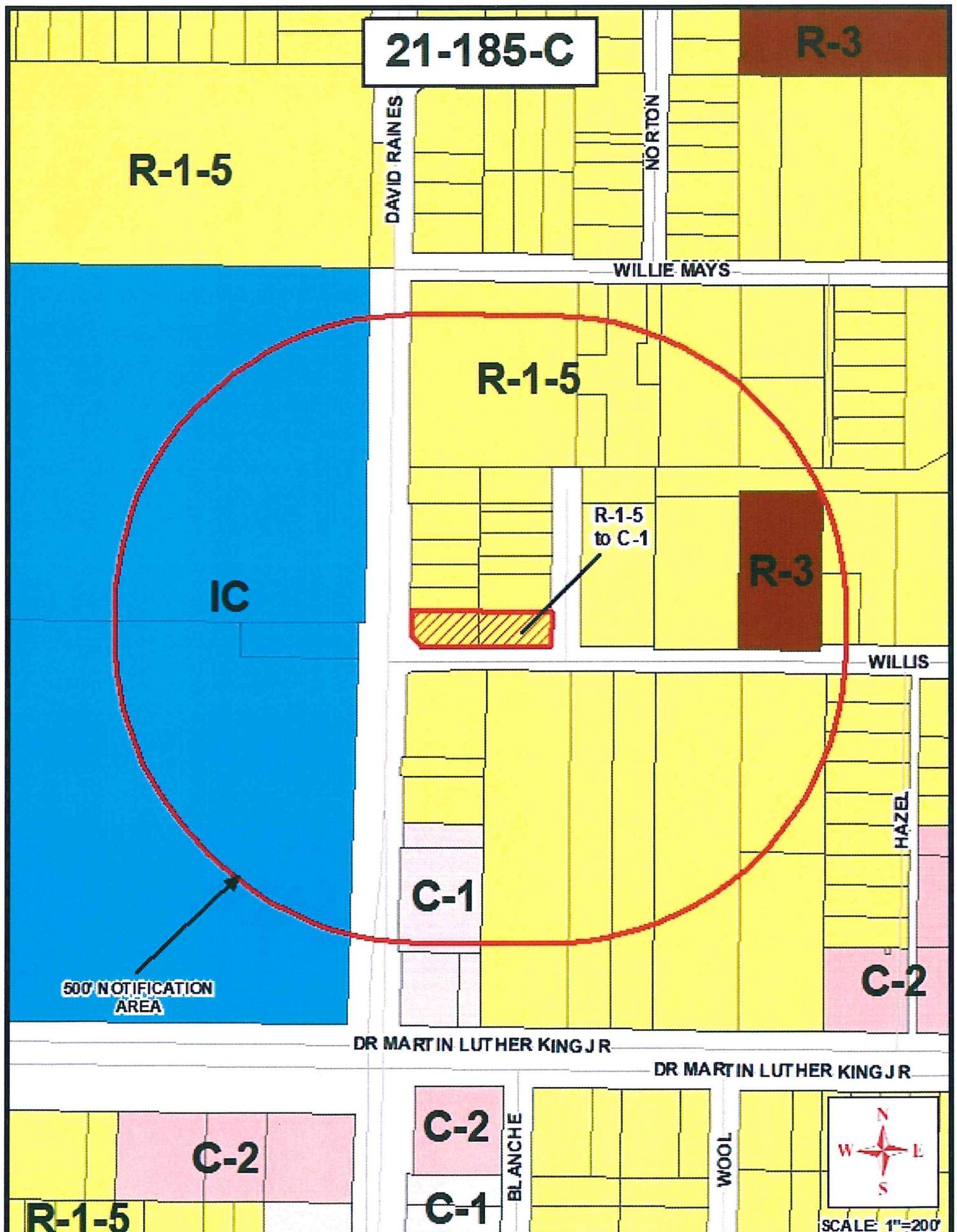
Alternatively, based on public comment the MPC Board may:

1. Vote to approve the rezoning application.

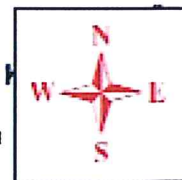
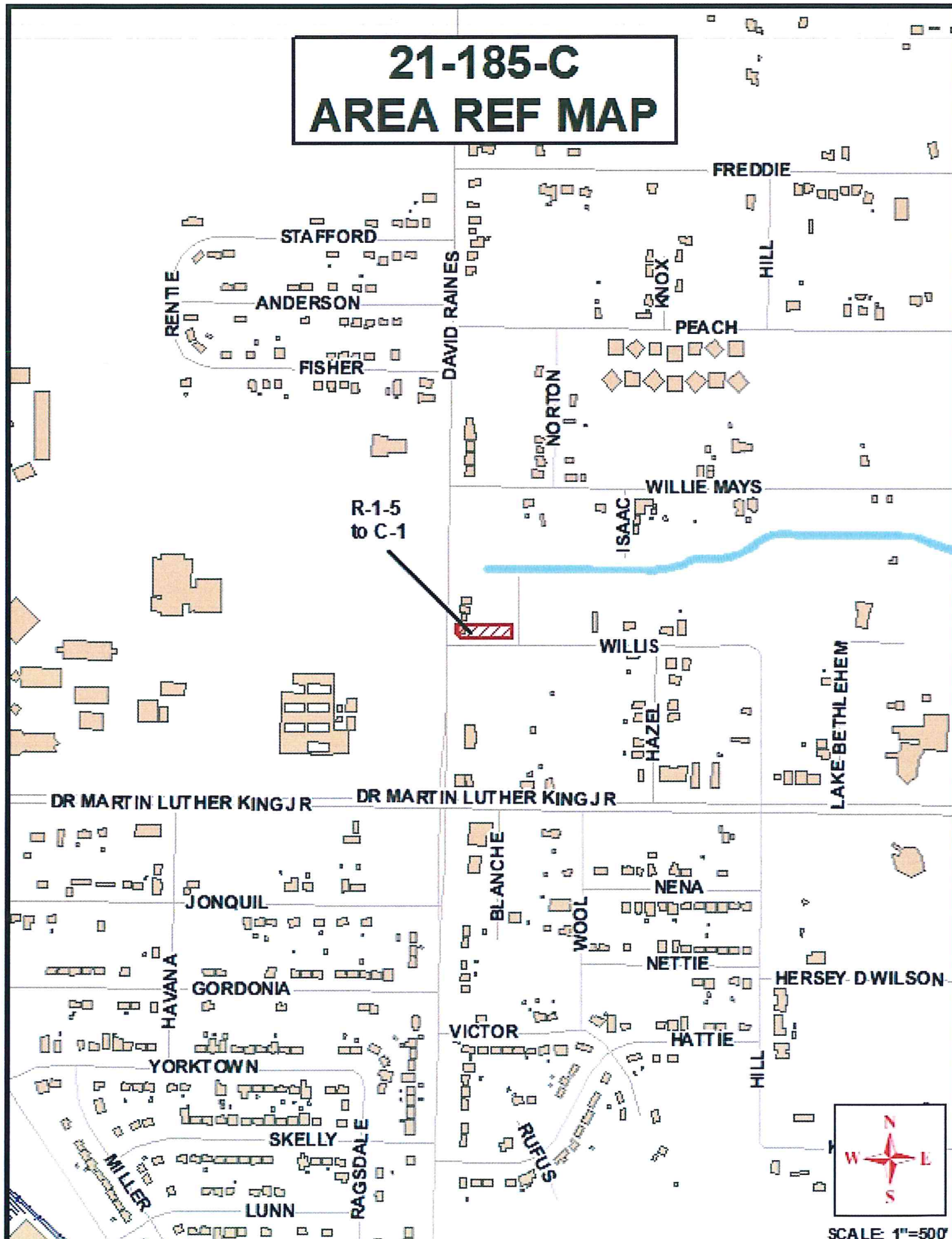
STAFF REPORT – CITY OF SHREVEPORT

PUBLIC ASSESSMENT: There was no opposition present.

MPC BOARD
RECOMMENDATION: The Board voted 7-2 to recommend this application for approval.



21-185-C AREA REF MAP



SCALE: 1"=500'



18/11/2021



18/11/2021



8/11/2021



18/11/2021

OWNER	STREET ADDRESS	CITY	STATE	ZIP
Red River C	Po Box 1795	Shreveport	La	71166-1795
Shreveport	1234 Texas Ave	Shreveport	La	71101-3345
Thomas, W	2115 David Raines Rd	Shreveport	La	71107-4715
Frierson, Je	14719 El Grande Dr	Houston	Tx	77083-3226
Suttle, Sam C/O	Sheila Suttle	Shreveport	La	71107
Gowest Prc	2150 Fm Road 727	Jefferson	Tx	75657
Apostolic C	2998 Martin Luther King Drive	Shreveport	La	71107
Louisiana S	Po Box 94064	Baton Rouge	La	70804-9064
Spearman,	2976 Dr Martin Luther King Jr	Shreveport	La	71107
Francis, Etl	2975 Willie Mays St	Shreveport	La	71107-4843
Shreveport	1234 Texas Ave	Shreveport	La	71101-3345
Deveraux, ,	Po Box 5176	Shreveport	La	71135-5176
Avery, Mar	2111 David Raines Rd	Shreveport	La	71107-4715
Easter, Car	2975 Willie Mays St	Shreveport	La	71107-4843
Shreveport	1234 Texas Ave	Shreveport	La	71101
Casey, Lillie C/O	Nathaniel Francis	Shreveport	LA	71107
Shreveport	1234 Texas Ave	Shreveport	LA	71101
Collins, Cla	2107 David Raines Rd	Shreveport	La	71107
Jones, Huri	150 Tiffany Est	Shreveport	La	71051-8082
Walette, N	2944 Milam St	Shreveport	la	71103
Apostolic C	2998 Dr. Martin Luther King, Jr. Drive	shreveport	la	71107
Shreveport	1234 Texas Ave	Shreveport,	la	71101
Moore, Lut	3946 Treat Dr	shreveport	la	71119
Raphel, Pei	329 Southwest 71st Street	Lawton	OK	73505
Brown, Anr	2247 Audrey Ln	shreveport	la	71107
Apostolic C	2998 Dr. Martin Luther King, Jr. Drive	shreveport	la	71107
Fertitta, Jol	224 Pomeroy Dr	Shreveport	La	71115-2612
Edwards, C	2103 David Raines Rd	Shreveport	la	71107
Emily Tranl	505 Travis Street Suite 440	Shreveport	LA	71101
Irma Roger	3067 Dr. Martin Luther King Drive	Shreveport	LA	71107
Bennie Dot	1341 Russell Road	shreveport	LA	71107
Kelly Killian	1500 N Market Street Suite B104	Shreveport	LA	71107
Virginia Ev	2817 Hersey D. Wilson Drive	Shreveport	LA	71107



UDC City of Shreveport
Revised August 21, 2020

Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY		
Date: <u>10/19/21</u>	Planner: <u>A. Correa</u>	Case No: <u>21-185-C</u> Application Fee: <u>\$800</u>
1. PROPERTY INFORMATION		
Project Name: <u>A4E Thrift</u>	Associated Case:	
Project Address/Location: <u>2103 David Raines RD</u>		
Current Zoning District: <u>R-1-S</u>	Proposed Zoning District (if applicable): <u>C-1</u>	Parcel Number(s): <u>181417-16-5, -6</u>
2. CASE TYPE		
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) <input type="checkbox"/> Final Plat (Less than 7 lots) <input type="checkbox"/> Re-Plat	<input type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Site Plan Modification <input type="checkbox"/> Other: _____
3. PARCEL DESCRIPTION		
<small>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</small> <u>Helping low-income families with everyday essential</u>		
4. GENERAL LOCATION OF PROPERTY		
<small>(street address and/or frontage, and distance to cross street)</small> <u>2103 David Raines RD</u>		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
<small>Provide a brief explanation, attach additional sheets, if necessary</small>		

Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
 318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): R-1-S	Proposed Zoning District(s): C-1	Proposed Building Use(s):	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross:	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	
Total Site Acres: 0.16		Total sq. ft. gross (existing & proposed):	
Off-Street Parking Required:		Proposed height of building(s):	Number of stories:
Off-Street Parking Provided:		Ceiling height of First Floor:	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):		Lot Coverage (Total Area in square feet):	
Lot Coverage Percentage of Total Lot Area:			
9. STORMWATER INFORMATION			
Existing Impervious Surface:	acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	acres/square feet	Red River	<input type="checkbox"/> Yes <input type="checkbox"/> No
Cross Lake Watershed	<input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input type="checkbox"/> No



City of Shreveport | Caddo Parish

Metropolitan **Planning** Commission

UDC City of Shreveport

Revised August 21, 2020

Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101

318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

10. CONTACT INFORMATION

**IMPORTANT
NOTE ABOUT
PROJECT
CONTACT**

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. **All contact for this project will be made through the applicant listed below.**

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: ALL property owners must sign. All **property owners** must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. **If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.**

APPLICANT CONTACT INFORMATION:

Name: Dedreemus M Norris Company: A & E Thift Check if Primary Contact ☐
E-mail: DedreemusNorris01@gmail.com Phone: 318 464-9302 Fax: _____
Address: 2107 David Raines RD City: Shreveport State: LA Zip: 71107

ARCHITECT CONTACT INFORMATION:

Name: _____ Company: _____ Check if Primary Contact ☐
E-mail: _____ Phone: _____ Fax: _____
Address: _____ City: _____ State: _____ Zip: _____

ENGINEER CONTACT INFORMATION:

Name: _____ Company: _____ Check if Primary Contact ☐
E-mail: _____ Phone: _____ Fax: _____
Address: _____ City: _____ State: _____ Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Name: Dedreemus Norris Company: A & E Thifts Check if Primary Contact ☐
E-mail: _____ Phone: _____ Fax: _____
Address: _____ City: _____ State: _____ Zip: _____
Designee Contact Name: _____ Email Address: _____ Phone Number: _____

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

☒ I will represent the application myself; OR ☐ I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

ACKNOWLEDGEMENT:

I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

Norris, D
Property Owner Signature

10.19.21
Date

Dedreemus Norris
Applicant Signature

10.19.21
Date